

Baughman & Turner, Inc.

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March 13, 2006

**City of Las Vegas
Planning & Development**
731 S. Fourth Street
Las Vegas, NV 89101

RE: Decatur Village Apts

To Whom It May Concern,

Please let this letter serve as a justification for a General Plan Amendment from Desert Rural Density Residential, Undeveloped/Medium and Service Commercial to Medium Density Residential for a proposed apartment complex. The 11.26 acre site lying between Madre Mesa Drive and Roberta Lane west of Decatur Blvd. represents APN's 138-13-701-023, 045, 050 and 057.

APN 13-13-701-023 was recently annexed into the City of Las Vegas, and holds a Desert Rural Density Residential designation.

APN 138-13-701-057 holds a Desert Rural Density Residential designation, although it was previously zoned R-3 and was approved to be a proposed apartment complex.

APN 138-13-701-050 holds a Service Commercial designation, and was slated to be a Mini Storage, though never built.

APN 138-13-701-045 holds a Undeveloped/Medium designation.

The proposed site is bordered by a Post Office (Topaz Station) to the East, a Medium Density Residential subdivision (Madre Mesa South) to the West, Madre Mesa Drive to the North and Roberta Lane to the South. Across Madre Mesa Drive are the Star Fire Estates Townhomes, and across Roberta Lane are single family homes. (R-E)

The proposed project will have 200- 1 bedroom and 2 bedroom units representing a 17.8 dwelling unit per acre density. As mentioned previously, a portion of the site (5 acres) was previously approved for an apartment complex. This application represents an enlargement of that original approved project. The proposed architectural design of the buildings is the same as previously approved.

**ZON-12312
04/27/06 PC**

We feel this project will enhance the area, and the approval of this project will not have a negative affect on the environment, or general welfare of the public or surrounding area.

Thank you for consideration of this request, should you have any questions, please do not hesitate to call.

Sincerely,
Baughman & Turner, Inc.

A handwritten signature in black ink, appearing to read 'D. S. Turner', with a stylized flourish at the end.

David S. Turner
President

DST/nl

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04/27/06 PC